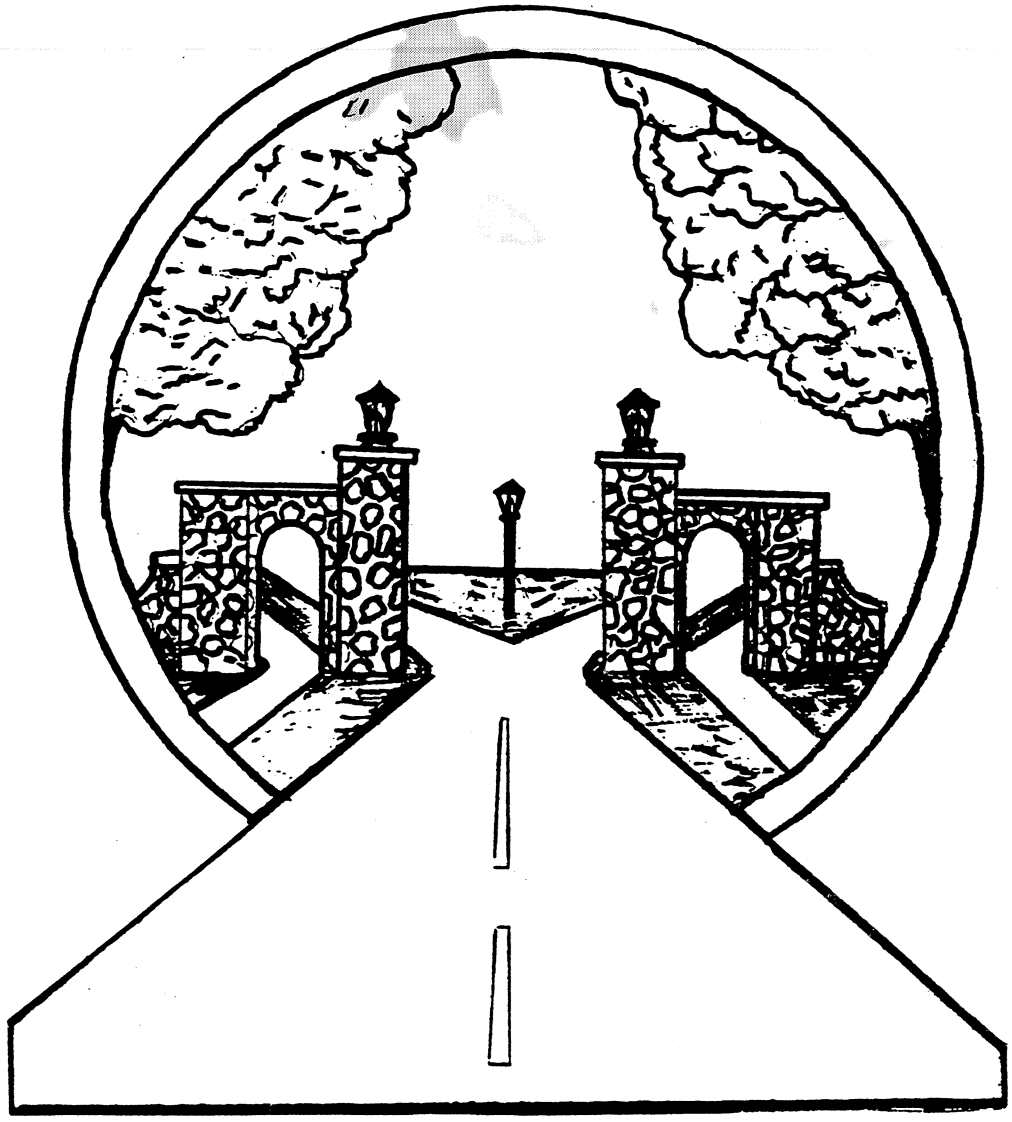
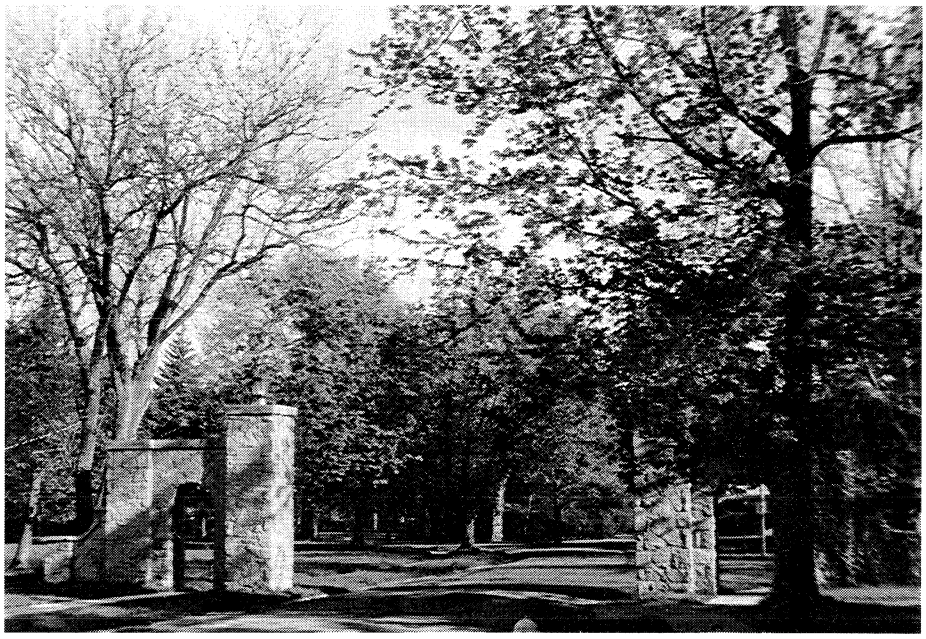
Eagle Point Colony: A History
1800's-1982



Special thanks to Virginia Craine for all her years of dedication and the hours spent sorting, gathering and detailing of the historic facts contained in this booklet.

Stone Gateways Marking the Entrance to Eagle Point Colony



September 25, 1982

In February 1982 the Rossford Public Library requested historical material on Eagle Point Colony for Riverside Hospital Auxiliary's House Tour. There was no written material. From February to September 1982 I spent many, many hours researching the history, interviewing Colony and Rossford "old-timers", contacting sources in Bowling Green, studying old abstracts, reading old newspapers, Eagle Point Realty Company materials, Toledo directories etc. I went far beyond the needs of the Riverside Auxiliary, tracing the origin of parcels of land making up Eagle Point Colony to the Act of 1827 when the Congress of the United States granted the land to the State of Ohio for the purpose of aiding in making a canal to connect the waters of Lake Erie and the Wabash River.

The State of Ohio on July 2, 1832 granted a portion, the Colony land, to William Cainahan for the cost of $315.93. From there land and parcels of land were conveyed to many grantees, down to Joseph E. Dunipace and Eugene and Laura Rhein-frank. The Dunipace Farm made up the greatest portion of Eagle Point Colony with Eugene and Laura buying up several parcels of land. They formed the Eagle Point Realty Company and platted the Colony on Nov. 30, 1914 — recorded in Plat Volume No. 7 pp. 48-49, Plat Records of Wood County, Ohio.

Corkwin and Betsy Caswell

My grandfather, Sebastian B. Rinker, a friend of

Gene Rheinfrank and Joe Dunipace and the Rose Township Road Superintendent, moved the Dunipace farmhouse to his fruit farm where the house still stands at 200 Colony Road (now the home of Jerry and Ginger Schuettfeger Steer.) I was born in that farmhouse in 1915.

I gave booklets to 50 Eagle Point residents who were interested in Colony history and who requested them — 75 historical pages, pictures, maps etc. plus supplementary materials — biographies of the original residents, House Tour information etc. The booklets are in outline form with laminated covers picturing the Colony gates (arches), and I expected to put the history in book form. I had to delay this final step while my husband, Don Caine, was ill in hospitals and Nursing Homes 6 years.

I have kept the history updated by requesting 5 copies of the annual May Meeting Agenda and Minutes of the Eagle Point Colony Association — 3 copies for the 3 histories in the Rossford Public Library, 1 copy for any new, interested resident to borrow from me and 1 copy for my personal reference and use.

Virginia Caine

EAGLE POINT COLONY: A HISTORY
1800'S - 1914

Horse and Buggy Lane
(Now Colony Road)

The Dunipace Farmhouse, taken 1912-1914

EAGLE POINT COLONY: A HISTORY **1800's - 1914**

I Eagle Point Colony originally farm land
- A. 103.245 acres, more or less, with one mile of frontage on the Maumee River
- B. Rich soil peculiarly adapted to fruit orchards, berry patches, vegetable fields and some farm crops
  1. Peach, cherry, apple, pear and quince trees
  2. Strawberry, red raspberry, black raspberry, blackberry, gooseberry, currant and melon patches and grape vineyards
  3. Corn and wheat crops
- C. Perfect drainage facilities with most of the land rising twenty feet above the Maumee River
- D. Woods and undeveloped areas

II Farmhouse and farm buildings
- A. Location of farmhouse and farm buildings
  1. On land now bounded by Colony Road, Park Drive and Riverside Drive
  2. Higher land above the ravine
- B. Approach to the farm: a horse and buggy lane (now Colony Road) leading from Ferdig Road (now Eagle Point Road) to the farmhouse and farm buildings
- C. Original farmhouse moved to 200 Colony Road
- D. Farm buildings in addition to farmhouse
  1. Barn
  2. Wagon house
  3. Sheds for pigs, sheep, goats, cows and horses
  4. Coop for chickens

Remodeled farmhouse has been moved to 200 Colony Rd.

III Origin of parcels of land (River tracts 78 and 79) making up Eagle Point Colony

A. Under Acts of 1827 and 1834, the Congress of the United States granted the land to the State of Ohio for the purpose of aiding in making a canal to connect the waters of the Wabash River and Lake Erie

B. The State of Ohio on July 2, 1832 granted the land to William Carnahan (cost $315.93)

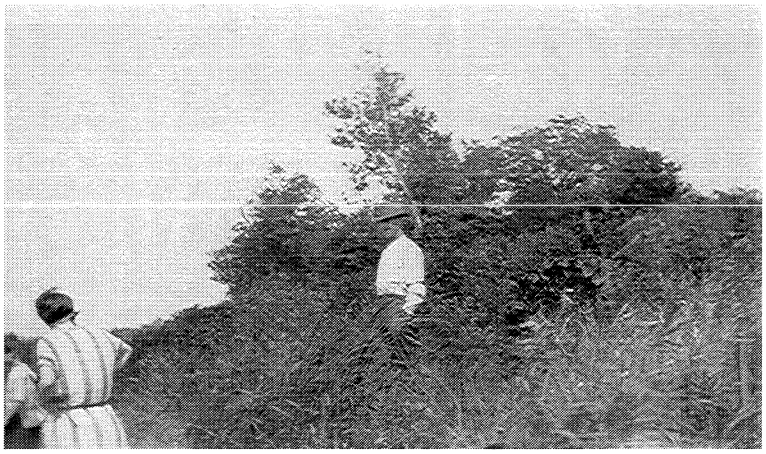
C. Thence the land and the parcels of land were conveyed to many grantees, Caswell bought 1~~00~~ acres in 1849, bought 91 acres in 1858 from Corbin W. and Betsy M. Caswell, down to James and Florence Dunipace and Eugene and Laura Rheinfrank. Taxes in 1858 for 1/2 year were $1,000.00

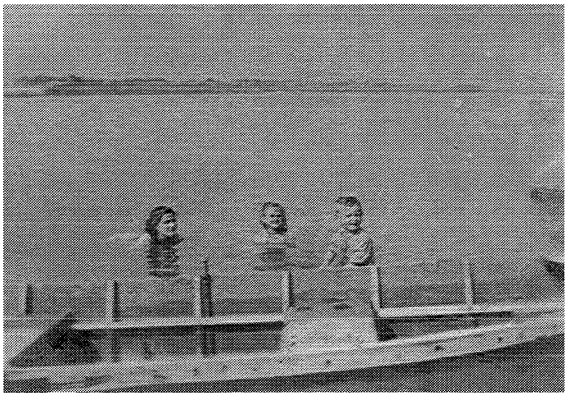
1. Land and farm buildings, known as the Dunipace Farm, were bequeathed to Joseph E. Dunipace and Hattie O. B. Dunipace, according to James Dunipace's will dated January 12, 1893
   a. John and Nina Harwood, 1st renters of farm
   b. Joseph and Mary Simler, 2nd renters
   c. Sam and Marie Slaughterbeck, 3rd renters
   d. Alex and Elizabeth McPherson, 4th and last renters from Joseph E. Dunipace 1912 - 1914
2. Other tracts of land were bought by Eugene and Laura Rheinfrank

D. Eagle Point Colony platted on November 30, 1914 and recorded on Plat Volume No. 7, pages 48-49, Plat Records of Wood County, Ohio

E. Development by Eagle Point Realty Company

1. President and Manager, Joseph E. Dunipace
2. Vice-President, Laura Rheinfrank
3. Secretary-Treasurer, Eugene Rheinfrank





The Alex and Elizabeth McPherson Family, the Last Farmers Working the Land

IV Two Fishermen's cabins on the Maumee River bank
- A. Charlie Davis and Bill Harris, occupants
- B. Fish caught and taken by boat to the Toledo Fish Market

V Caswell Family Cemetery located on knoll above ravine
- A. 2.5 acres of land had been designated by Corbin W. Caswell for the cemetery and Eugene Rheinfrank made that promise, but instead he sold it in a business transaction with Adelaine and Orwin E. Keller. The last member of the elder generation of Caswells, Uncle Jim, died March 3, 1993, at the age of 99, short 1 month of his 100th birthday.
- B. The Corbin and Betsy Caswell Family
- C. 261 Riverside Drive area now
- D. Bones dug up when building Keller home in 1941
- E. Nearly 50 graves of Caswell Family, Ferdig Family, Davis Family and Fischer Family
- F. Elderly residents remember the tombstones, when as children, they looked for bittersweet.

Historical Dates of Importance

12-19-1898 **Rossford was founded. Plat filed and recorded in Wood County's Recorder's Office**

11-04-1902 **1st election Township Trustees to govern Rossford, as part of Ross Township**

11-30-1914 **Eagle Point Colony platted. Recorded in Vol. 173, p. 254, Record of Deeds, Wood Co., Ohio**

EAGLE POINT COLONY: LOCATION AND ACREAGE

Eagle Point Colony is laid out on and comprises all of River Tract 79, Town 3 U.S.R., in Ross Township, Wood County, Ohio, containing 84.65 acres, more or less, and also that part of River Tract No. 78 in said Town, Township, County and State, containing 18.38 acres, which is described as follows:

Beginning at the intersection of the North line of River Tract No. 78 with the low water mark of the Maumee River in Town 3 U.S.R., in Ross Township, Wood County, Ohio; thence running East on said North line of said River Tract, 9 chains and 39 links to a stone; thence running South on a line at right angles to said North line of said River Tract No. 78, 12 chains and 41 links to a stake; thence running Southwesterly along the North line of the so called Jeremiah Ferdig 51 acre tract, 14 chains and 38 links to the low water mark of the Maumee River and thence meandering Northeasterly along said low water mark to the place of beginning, said parcel containing 18.38 acres of land, more or less.

Plat accepted by the Board of County Commissioners of Wood County, Ohio, November 30, 1914, filed for record same date and recorded in Plat Records of Wood County, Ohio in Volume 7, Pages 48 and 49.

"founded upon the belief that the ideal place to live is where all the advantages and conveniences of the city are coupled with the pleasures and perfect freedom of country life."

Eagle Point Colony Realty Co.
brochure 1916

EAGLE POINT COLONY: A RESIDENTIAL DEVELOPMENT
1914 - THE 1920'S

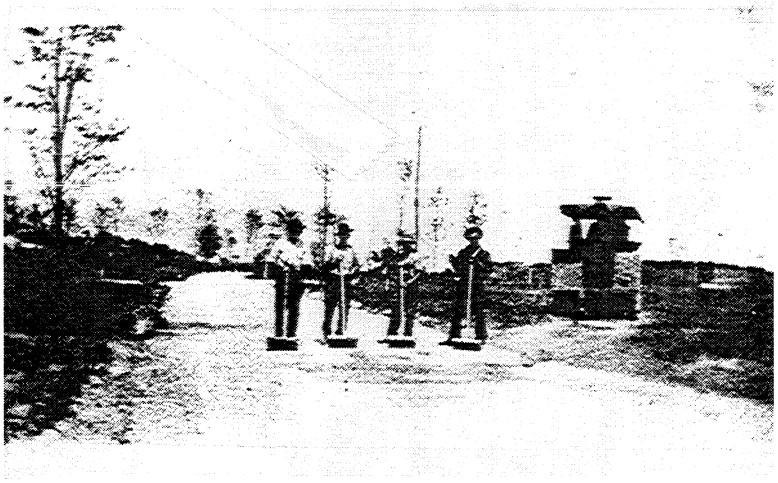
I Origin of name, Eagle Point Colony
- A. High Point of land rising 20' to 30' above the Maumee River, dividing the force of strong winds
- B. Eagles' nests in trees at the protected point
- C. Colony, a settlement of people allied by common interests

II 103.245 Acres of land with protective restrictions for development
- A. Deeded by Euguene and Laura Rheinfrank to Joseph E. Dunipace in a Warranty Deed dated November 30, 1914
  1. Joseph E. Dunipace, manager-president of the Eagle Point Realty Co., 532 Spitzer Building, Toledo, Ohio
  2. Grant Williams and Peter Weddell, partnership in Eagle Point Realty
- B. Recorded in volume 173, Page 254, Record of Deeds, Wood County, Ohio
- C. A private subdivision rivaling Ottawa Hills in Toledo, Ohio
  1. Roads were planned and put in by the Eagle Point Realty Company with the original residents sharing the cost of maintenance and upkeep
  2. Roads and streets of said Eagle Point Colony were dedicated to public use,and accepted by the board of Commissions of Wood County, Ohio as recorded on February 26, 1917.
     a. After July 1, 1917 resident owners paid prorate share of taxes, assessments and legal charges of parks and maintenance expenses
     b. Expenses of lighting streets and parks
     c. Maintenance of sewer system
  3. Architects of many early homes: George B. Rheinfrank, Karl B. Hoke and C. Becker
  4. George B. Ricaby Co., organized October 1, 1918, followed Eagle Point Realty Co. in sale of property

This early road building machine, is on what is now Riverside Drive. Standing on the left is S. B. Rinker, Superintendent of Roads for Ross Township during the early days of Eagle Point Colony.

III Choice area in the Maumee River Valley
- A. One mile of frontage on the east side of the Maumee River
- B. Located opposite Walbridge Park
- C. Seventy-nine lots in original plot
- D. Extra areas designated for parks and islands between roads
- E. Landscaping prepared by William Pitkin, Jr. landscape architect of Rochester, New York

IV Facilities available in Eagle Point Colony
- A. High pressure water system from water mains laid across the Maumee River by the City of Toledo
- B. Complete sewer and sanitary systems
- C. Telephones of the Ohio State Telephone Co. with Toledo Central Exchange
- D. Electricity
- E. Street lighting system with ornamental concrete standards and wires underground
- F. Macadamized roads in Eagle Point Colony
  1. New brick road laid in concrete through Rossford, extending to Perrysburg: part of the states' Main Market Road No. 7 which state engineers surveyed from Toledo to Cincinnati
  2. A brick roadway connecting Market Road No. 7 with Eagle Point Colony

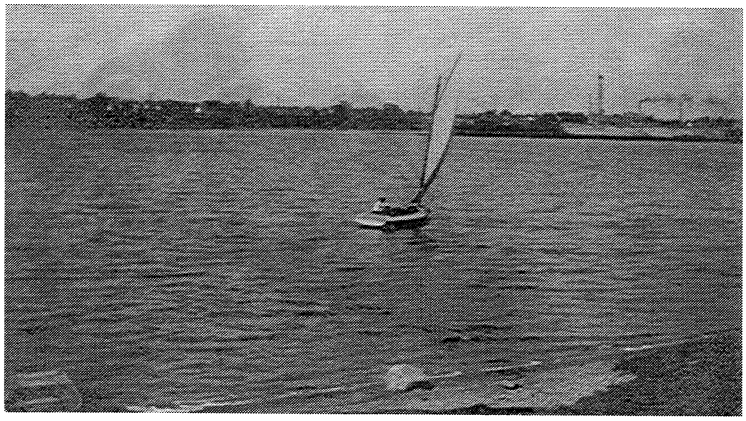


Building the Roads in Eagle Point Colony

G. Security: patrol of Colony by watchman, John Ritzman

V. Prophetic 1914 plans for Eagle Point Colony
   A. Three large private parks and an artificial lake: community ownership
   B. Playgrounds for children and tennis courts
   C. Bathing beach and bath houses at the edge of the river
   D. Schoolhouse on Lot 1 as soon as sufficient number of children in kindergarten, primary and secondary grades
   E. Boat-landing
      1. Willard Peck's Boatworks on Grassy Creek next to Colony Road: built excursion boats, launches, small boats
      2. The Arawanna built for Edward Ott for pleasure trips down and up the Maumee River from Walbridge Park
   F. Street car service
      1. Maumee Valley Belt or Oak Street Line with transfer (Maumee Valley Railway and Light Co.)
      2. Spur built to entrance of Eagle Point Colony from street car line passing through Rossford
      3. Waiting station on Lot No. 56
      4. 27 minutes service to the Interurban Station downtown Toledo

G. Ferry boat service between Eagle Point Colony and Walbridge Park in the summer months
H. Recreational pastimes and diversions: sailing, canoeing, fishing, skating, coasting, ice-yachting, tennis, boating and bathing
I. A bridge projected between Walbridge Park and Eagle Point Colony
J. Guarantees of protection against steam railroads, saloons, nuisances, or unsightly structures or any buildings other than residences for use of single families
K. Two entrances and exits considered
    1. One at junction of Colony and Caswell Roads
    2. Another at western end of Riverside Drive to join with Eagle Point Road didn't materialize because Edmond Fishhack chose not to sell property
L. "Lovers Lane" winding through the woods that covers a portion of the ground
M. A Colony Commission to have control of Community Ownership of property such as parks, docks, bathhouse, club house
    1. Three members in Colony Commission
    2. Members selected by Eagle Point Colony homeowners
    3. Functioning after July 1, 1917



EARLY RESIDENTS OF EAGLE POINT COLONY

The first 28 homes built in Eagle Point Colony from 1916 through 1928 are listed in order of construction. Building dates have been researched in the records of the Wood County Courthouse, Bowling Green, Ohio, and, as often as possible, verified by resident owners. The information has been given to the Historical Committee of the Eagle Point Colony Improvement Association. The committee is preparing a 1982 application to be included in the National Register of Historic Places.

	Eugene & Laura Rheinfrank	520 Riverside Dr.	1916
	William E. & Bertha Bock	500 Riverside Dr.	1918
	Carl H. & Faith Clement	524 Riverside Dr.	1918
	C. Edgar B. & Anna S. Lamson	358 Riverside Dr.	1919
	Robie L. & Margaret Cone	378 Colony Road	1919
	John & Gertrude Wright	405 Forest Drive	1919
	LeRoy & Harriet Oblinger	124 Eagle Point Dr.	1920
	John & Mary Dun	364 Colony Road	1920
	George & Violet Ricaby	321 Riverside Dr.	1920
	Colonel Samuel B. & Lois Wood	431 Forest Drive	1920
	Harry L. & Alice Hutchinson	121 Eagle Point Dr.	1920
	Livingston & Marion Frost	116 Eagle Point Dr.	1920
	Fred M. & Edith Temple	440 Forest Drive	1920
	Clyde & Mary Rowley	418 Forest Drive	1920
	Lambert J. & Revilla Herold	369 Colony Road	1920
*	E. Harrie & Ethel France	133 Eagle Point Dr.	1921
**	George & Ida Rheinfrank	108 Eagle Point Dr.	1921
	Thomas H. & Irma Walbridge	285 Riverside Dr.	1922
	John & Lula Eickholt	419 Forest Drive	1923
	Francis & Stella Simmons	540 Riverside Dr.	1924
	Ormond & Eleanor Paddock	384 Colony Road	1924
	E. Harrie & Ethel France	550 Riverside Dr.	1926
	Richard C. & Margaret Patterson	368 Colony Road	1926
	Stanley M. & Alice Mauk	45 Park Drive	1926
	George & Ida Rheinfrank	372 Riverside Drive	1927
	Marion O. & Clara Merrick	120 Eagle Point Dr.	1927
	Charles T. & Edna Harther	528 Riverside Dr.	1928
	Frank Suydam & Ann Bell	425 Forest Drive	1928

* Sold to Karl & Helen Hoke, see Biography: Frances Simmons

** Sold to Edwin & Frances Bowers

Eugene & Laura Rheinfrank
520 Riverside Drive

William & Bertha Bock
500 Riverside Drive

EAGLE POINT COLONY: CONTINUING HIGHLIGHTS 1930 TO 1982

I Eagle Point Colony merger with Rossford into the incorporated Village of Rossford May 16, 1940
- A. City status February 13, 1971: population exceeded 5,000

II The Eagle Point Colony Improvement Association
- A. Organization at a July 2, 1945 meeting of residents
- B. Purpose: to conduct the business of Eagle Point Colony
- C. Automatic membership at all resident property owners
- D. Annual assessments to share the cost of maintaining the islands
- E. Recorded October 29, 1945 in Volume 273, page 5, Record of Deeds, Wood County, Ohio

III Unique entrance to Eagle Point Colony: stone gateway with arches

IV Beautiful gardens
- A. Amateur plantings
- B. Professional landscaping by landscape architects as Jens Jenson, Elizabeth Hume, etc.
- C. Sunken gardens, a bronze statue of John Burroughs, internationally famous plant and wildlife expert, and intimate friend of Bock; artist: C. S. Pietro, Was in sunken gardens of William Bock home, now on Toledo Art Museum property. The rock pedestal given by George W. Stevens, 1st Director of Toledo Museum of Art.

POLICE PASS — SPECIAL EVENTS
Eagle Point Colony
Rossford, Ohio

Admit Bearer and Car with Occupants

Validating signature and date below

Signature Date

Signature of Resident or Property Owner

V Special events
- A. July 4th Fireworks Displays at Walbridge Park
  1. Outpouring of people into the Colony to view fireworks from vacant lots, Maumee River banks from private residential properties
  2. Colony traffic directed by police
- B. Boat races on the Maumee River
  1. Yacht-racing with racing course of the Maumee River Yacht Club stretching past the Eagle Point Colony
  2. Other racing boats
- C. Neighborhood picnics, brunches, parties and other "get-togethers"
- D. Special events requiring police passes for entrance

VI A Garden Club (no longer functioning)
- B. Census of 1980: 5,978 residents

VII 'National Register of Historic Places' expression of interest in Eagle Point Colony
- A. Historic character to whole area
- B. 33 homes 50 years and older
- C. Historic Committee functioning

VIII Ninety-two resident home owners to date, 1982

IX Approximately twenty-four vacant lots to date, 1982, including possibilities of sub-dividing)

On the Beautiful Maumee River

EAGLE POINT COLONY: THE SCHEDULE OF RESTRICTIONS AND CONDITIONS RECORDS OF DEEDS, WOOD COUNTY, OHIO

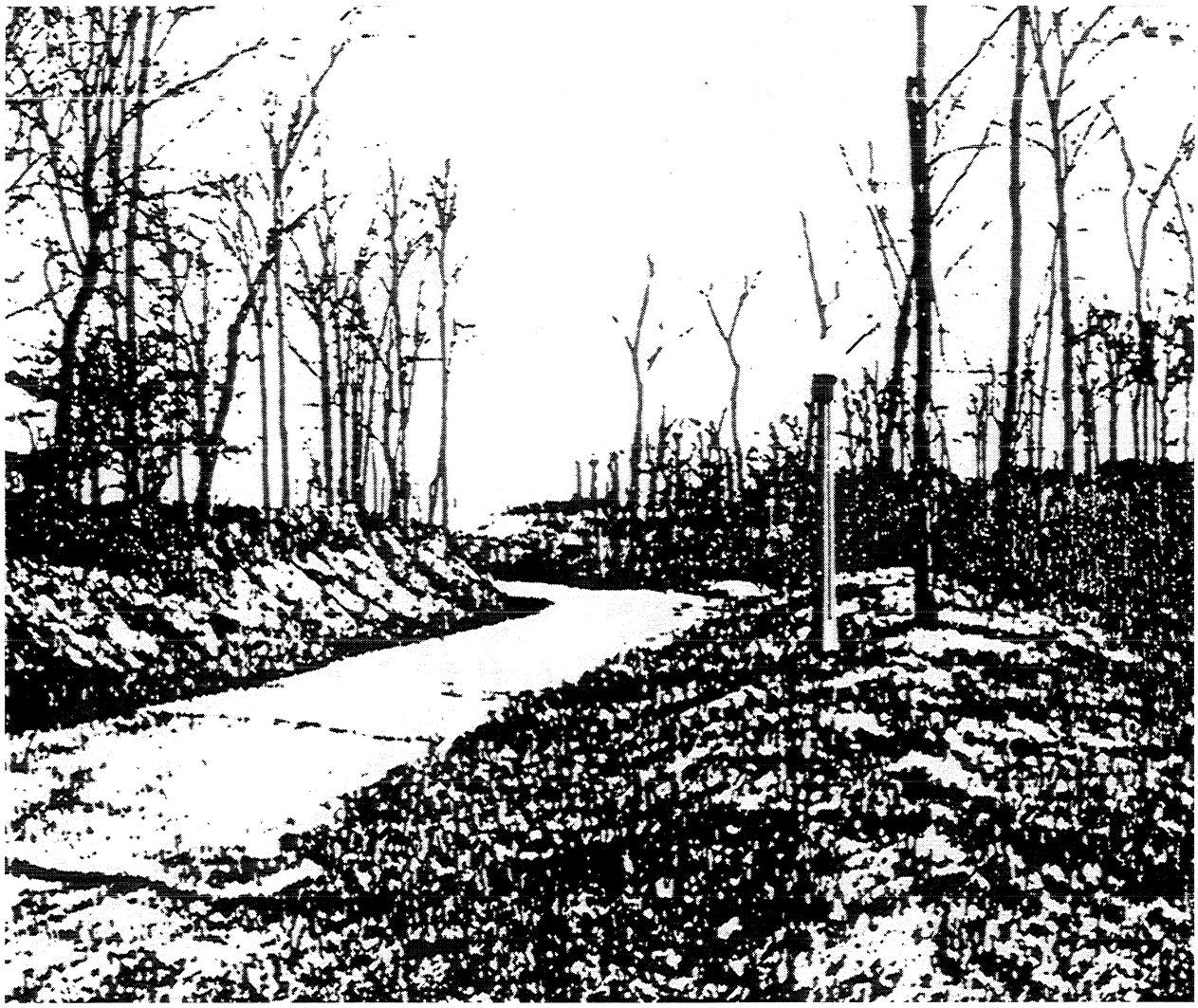
I Original restrictions in a Warranty Deed from Euguene Rheinfrank and wife to Joseph E. Dunipace, dated November 30, 1914 and recorded in Volume 173, Page 254, dated December 7, 1914, Record of Deeds, Wood County, Ohio (Exhibit "B" for Restrictions)

II Additional restrictions in Warranty Deed, Volume 313, Page 102, dated June 6, 1927, Record of Deeds, Wood County, Ohio (Exhibit "C" for Restrictions)

III Modification and Amendment of restrictions, signed by Eagle Point Colony residents October 20, 1945, recorded in Volume 273, page 5, dated October 29, 1945, Records of Deeds, Wood County, Ohio (Exhibit "D" for restrictions)

IV Resolution of Eagle Point Colony Improvement Association dated 1950 and May 11, 1955, recorded in Volume 360, Page 207, dated June 21, 1956, Record of Deeds, Wood County, Ohio (Exhibit "E" for Restrictions)

V Resolution and Agreement of Conditions and Restrictions of the Eagle Point Colony Improvement Association recorded in Volume 402, Page 68, dated February 11, 1961, Record of Deeds, Wood County, Ohio, (Exhibit "F")



MEETINGS OF THE EAGLE POINT COLONY IMPROVEMENT ASSOCIATION

I Meeting of the Resident Owners of Eagle Point Colony July 3, 1945

A. Purpose: to modify and amend restrictions according to Paragraph 7, of the original restrictions in a warranty deed from Euguene Rheinfrank and wife to Joseph E. Dunipace, dated November 30, 1914 and recorded in Volume 173, page 254, Record of Deeds, Wood County, Ohio

B. Provision of Paragraph 7 of original restrictions: "After 30 years from July 1, 1914, these restrictions may be amended, modified or abrogated, in whole or in part, by the written consent of the majority of the resident owners of record, which consent shall take effect from the date on which same is recorded."

C. Organization of the Eagle Point Colony Improvement Association: all resident lot owners are automatically members of the association.

D. Business and Discussion of the July 2, 1945 meeting
   1. Formation of Building Committee of 5 resident property owners
   2. Approval of house plans
   3. Minimum lot sizes
   4. Open spaces between buildings
   5. Minimum residence areas

E. Modification and Amendment of Original Restrictions signed October 20, 1945, recorded in Volume 273, Page 5, dated October 29, 1945, Record of Deeds, Wood County, Ohio (Exhibit "D" of the Building Restrictions)

F. Eagle Point resident lot owners signing the agreement of considerations and restrictions at the meeting of the Eagle Point Colony Improvement Association July 2, 1945.

Margaret Patterson
Anna Mae Owen
Edna Sterner Harther
H. D. Pahl
John A. Caple
O. R. Foster
Lamson Rheinfrank
Lydia S. Rheinfrank
Laura R. Morice
Adelaide O. Keller
Mary H. Dun
Ruth Hasselbach
Eleanor M. Paddock
Fred Uffmann
R. H. Dewey
F. M. Temple
Robert S. Ayers
Gertrude N. Wright
E. H. France
Karl B. Hoke
Stanley M. Mauk
Alice R. Mauk
A. W. McElroy
Thelma McElroy
Kate Hyde Warner
Henry T. Bowers
Etta L. Bowers
Harriett R. Bowers
C. O. Rowley
Mary A. Rowley
Helen C. Clement
Carl H. Clement
Margaret C. Cone
Helen G. Werner
Chloris E. Dewey
Edith H. Temple
Idene H. Ayers
Helen N. Bell
Ethel H. France

Witness
Signed in the presence of:
Henry Werner Jr.
Charles T. Harther

II Meeting of the Eagle Point Colony Improvement Association, 1950

A. Annual meetings on the 2nd Wednesday in May yearly
B. Elected officers at annual meeting
   1. President
   2. Vice-President
   3. Secretary
   4. Treasurer
C. Constitution and By-Laws of the Association
D. Recommendations of the Eagle Point Colony Building Committee (Exhibit "E")

III Meeting of the Eagle Point Colony Improvement Association, May 11, 1955

A. Adopted resolutions
   1. Minimum square footage in residences: 1800 square feet
   2. Construction in compliance with plans and specifications
   3. Residences occupied by builder-owner for minimum period of one year from date of completion of construction
   4. See Exhibit "E", pages 5 and 6 of Building Restrictions

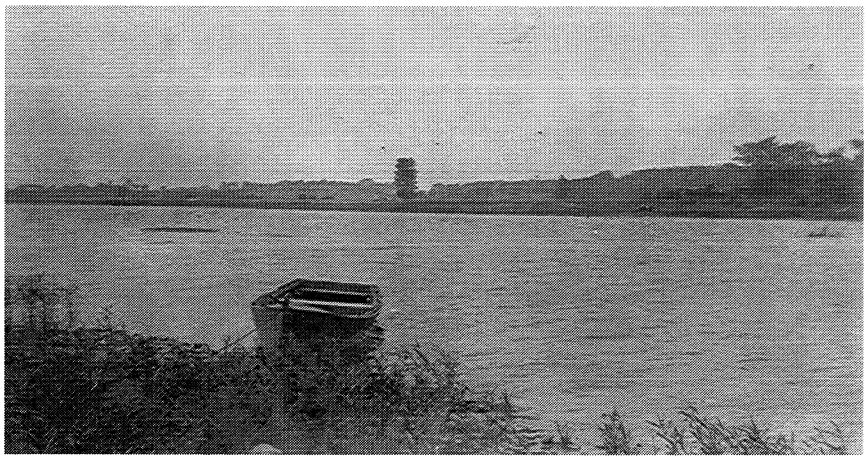
B. President Henry Werner Jr. and Secretary Donald Craine authorized to file and record copy of Constitution and By-Laws of Eagle Point Colony Improvement Association and resolutions amending building restrictions
C. Resolutions of the Eagle Point Colony Improvement Association dated 1950 and 1955 recorded in Volume 360, Page 207, dated June 21, 1956, Records of Deeds, Wood County, Ohio

IV Meeting of the Eagle Point Colony Improvement Association, May 23, 1960

A. Terms, covenants, conditions and restrictions extended and continued in full force and effect until July 1, 1989 or
B. May be amended, modified or revoked at 5 year intervals at meetings called for that purpose in 1960, 1965, 1970, 1975, 1980, and 1985.
C. See Exhibit "F" of Building Restrictions
D. Resolution and Agreement of Conditions and Restrictions recorded in Volume 402, Page 68, dated February 11, 1961, Record of Deeds, Wood County, Ohio

V Meetings of Eagle Point Colony Improvement Association December 15, 1980

A. Method of modifying restrictions only at 5 year intervals declared cumbersome, restricting ability to adapt to changing circumstances
B. Adoption of a modification to restrictions allowing them to be changed at the pleasure of the membership
    1. Modification at any time, at any meeting called for that purpose by the majority of owners present at that meeting
    2. Meeting called by the president or secretary of the association or by request in writing signed by 20 or more owners
    3. Written notice of meeting and purpose mailed to owners a reasonable time in advance
C. Restrictions binding upon all resident owners until the 31st day of December 2010
D. All owners of lots in Eagle Point Colony shall notify the secretary of the Eagle Point Colony Improvement in writing if changes in address or ownership occur.
E. After December 31, 2010 restrictions continuing for automatic and successive 20 year intervals, unless the termination date is subsequently amended, modified or revoked.



BIOGRAPHIES

Joseph E. Dunipace

Eugene Rheinfrank

William Emil Bock

George B. Ricaby

E. Harrie France

Frances Simmons

Excerpts from the Diary of
Thomas H. Walbridge

Landscape Artist in America:
The Life and Work of Jens Jensen

BIOGRAPHY:

JOSEPH E. DUNIPACE

Joseph E. Dunipace was the son of James D. and Florence Dunipace. He had one sister, Harriet, known as Hattie. Their home was at 2339 Robinwood Avenue, Toledo, Ohio. After the death of their father on January 2, 1893, Joe inherited the real estate known as the Dunipace Farm.

Joe went on to college and became a professor in the Science Department of Indiana University. In World War I he served in the Oak Ridge Science Department.

In the meantime Eugene Rheinfrank and his wife, Laura, bought parcels of land in River Tract 79 and a section of River Tract 78. They interested Joe into combining their plots with the Joe Dunipace Farm and platted Eagle Point Colony. Their plat was recorded November 30, 1914 in Volume No. 7, pp. 48-49 of the Plat Records of Wood County, Ohio. They formed the Eagle Point Realty Co. with Joseph E. Dunipace as President and Manager, Laura Rheinfrank as Vice-President and Eugene Rheinfrank as Secretary-Treasurer.

Joe had other interests. He was an active member of the Unitarian Church. He made generous contributions to the Museum of Art of Toledo. Upon the death of his sister, who had married LeRoy Oblinger, Joe assumed the responsibilities of the care and education of his deceased sister's children in their Eagle Point Colony home at what in now 124 Eagle Point Drive. Later in 1933, still President of the Eagle Point Realty Co., he and the children moved to his home at 2311 Glenwood Avenue, Toledo, Ohio.

On his way home from Oak Ridge in 1945, Joe Dunipace was killed in an automobile accident. Eagle Point Colony is remembered by the elder generation as the Joe Dunipace Farm.

Polk's Toledo City
Directory 1945

BIOGRAPHY:

EUGENE RHEINFRANK:

Eugene Rheinfrank was a prominent Toledo lawyer. His successful practice extended through more than twenty-two years. He was born in Perrysburg, Ohio, July 15, 1877. His parents were Dr. John H. and Sophia W. (Bruckner) Rheinhart, both of whom were natives of Michigan. His father was born in Bridgewater, and his mother in Monroe. They came to Ohio in early life, settling in Wood County. His father studied medicine and became a physician and surgeon of distinction. At the time of his death he was the oldest member of the medical profession in Wood County in years of continuous activity in practice. He passed away in August, 1920, at the age of eighty years. His widow continued to reside in Perrysburg. They had a family of four children -Eugene, William, who was a physician and surgeon of Perrysburg, George B., an architect and Mrs. Charles G. Lampman who lived in Sault Ste. Marie, Michigan.

Eugene Rheinfrank attended the schools of his native town and entered the University of Michigan as a law student, being graduated with the class of 1901. He later pursued a special law course at Harvard University. He began practice in Toledo in 1901 and through the years gained a clientele that established his position as one of the foremost lawyers of the bar of northwestern Ohio. His professional activities were characterized by a constant upholding of the highest ethics and standards of the legal profession. He was a member of the Lucas County and Ohio State Bar Associations.

Mr. Rheinfrank belonged to the Masonic Lodge and was well-known in club circles of the city, having memberships in the Toledo Club, the Toledo Country Club, the Toledo Commerce Club and the Toledo Auto Club. He was one of the directors and attorney for the Toledo Auto Club. He had a wide acquaintance in Toledo and with his family was well-known in the city's finest social circles. Mr. Rheinfrank's residence is on Riverside Drive in Eagle Point Colony.

From Toledo and Lucas County, Ohio 1623-1923,
Volume III by John M. Killits

BIOGRAPHY:

WILLIAM EMIL BOCK

William Emil Bock was a farm boy from Flat Rock, Michigan, who had learned the machinist trade in the Leland-Faulkner-Norton Company plant in Detroit. After working at his trade in various midwestern cities, he joined Baker Brothers Foundry in Toledo where he worked on the development of machines for MacBeth-Evans Glass Company.

He was but twenty-eight years old when he went to work for the Toledo Glass Company as Michael Joseph Owens' first assistant in the early work on the bottle machine. From 1899 until March 31, 1910 he worked as Owen's second in command, and his name is listed on many of the patents incorporated into the final, successful bottle machine.

It was he who decided to make a many of the parts for the bottle machines as possible with jigs and tools -a decision that helped the Owens Bottle Machine Company through the dark days of the first installations when parts failures proved a serious problem.

In later years, he developed the "Bock (tapered roller) Bearing" which was eventually taken over by the Timken Roller Bearing Company to improve their own product. He also developed the Bock Commercial Washing Machine.

Bock was an ardent student of nature. The sunken gardens of his beautiful home at 500 Riverside Drive, Eagle Point Colony, on the Maumee River were a showpiece. The bronze statue of John Burroughs, internationally-famous friend of Bock, which now stands on the grounds of the Toledo Museum of Art, was given to the museum by the inventor.

The Michael J. Owens Bottle Machine represented a new era -a revolution- in glass manufacture, and Mike Owen's first assistant, William Emil Bock, made very significant and important contributions to glass' entrance into the Machine Age.

From Fire and sand by E. William Fairfield
(the history of the Libbey-Owens Sheet Glass Co.)
Published by The Lezius-Hiles Co., Cleveland, Ohio

BIOGRAPHY:

GEORGE B. RICABY

George B. Ricaby was numbered among those real estate dealers of Toledo whose progressive business methods resulted in the substantial upbuilding and improvement of the city as well as in the attainment of individual success. He, also, had other important and challenging business interests.

Mr. Ricaby was born in Montque, Michigan November 24, 1884, the son of William H. and Mary E. (Bell) Ricaby. His father was a native of Erie, Pennsylvania. His mother was born in Milton, Canada. About the time of the Civil War, his father moved to Michigan, locating at Montque. He successfully engaged in the jewelry business until about 1891, when he went to Benton Harbor, Michigan. He retired in Toledo. There were three children in the family of William and Mary Ricaby.

George B. Ricaby graduated from Benton Harbor High School in 1903. Entering the newspaper field at the age of nineteen, he became owner and editor of the Twin City Blade, a leading journal of Benton Harbor. He ranked among the youngest editorial writers in the country. He later owned and edited the Galion Advocate and Blade.

In 1904 Mr. Ricaby disposed of his newspaper interest and came to Toledo. He became a salesman for George E. Pomeroy, one of the leading real estate dealers of the city. Later Mr. Ricaby was placed in charge of the down-town office. He continued in the employ of Mr. Pomeroy until 1909, when he joined the Close Realty Co., of which he became vice-president. He continued to fill that office until the 1st of October, 1948, when he sold his interest in the firm and organized the George B. Ricaby Company of which he was president. His thorough knowledge of the business, untiring energy and capable management enabled him to build one of the largest and most successful real estate companies in Toledo. He employed 110 people, seven men having charge of the downtown properties.

The George B. Ricaby Company developed the Eagle Point Realty Company. The company also developed Sheridan Place, Mount Vernon, Wildwood, East harbor and Island View subdivisions, converting unsightly vacancies into attractive residential districts.

George B. Ricaby also had other large holdings in various parts of Toledo, including apartments and hotels and was the owner of the Belvedere which he also operated. He likewise represented the Prudential Insurance Co., dealt in real estate investments and sold first mortgage bonds of properties controlled by the George B. Ricaby Co. In addition he served as president of the Bond Hotel Co, and the Bond Theater Co, Thus his business interests were extensive.

On July t, 1914, George Ricaby was united in marriage to Violet J. Corbett of Detroit, Michigan. They enjoyed a large circle of friends in the Toledo area. In his political views Mr. Ricaby was an independent Republican. Fraternally, he was identified with the Masonic order, while his social nature found expression in his membership in the Toledo, Inverness and Toledo Yacht Clubs.

The record of George B. Ricaby's life combined unusual ability, hard work, foresight and business acumen. He contributed much to the growth of Toledo and its suburban areas.

From Toledo and Lucas County, Ohio 1623-1923,
Volume III by John M. Killits

BIOGRAPHY:

E. HARRIE FRANCE

Enoch Harrie and Ethel Humphrey France's first home in Eagle Point Colony was at 133 Eagle Point Drive, which is now the home of Mr. and Mrs. Karl B. Hoke. Mrs. France and Mrs. Hoke are sisters. In the 1920's the Frances built the English Cotswald stone house (castle) at 550 Riverside Drive. Mr. Karl Hoke, the architect, traveled to the Cotswald District in England to study plans for its design.

Mr. France was one of two sons of William G. and Margaret Roed France. His grandfather started the stone business in Central Ohio, by supplying stone ballast for the railroads that were being built in the late 1800's. The business was moved to Toledo, as the France Stone Co. whose offices are still in Toledo.

Mr. France was born in Middlepoint, Ohio and Mrs. France, one of seven children, was born in Van Wert, Ohio. After their marriage in 1910, they had temporary homes in Toledo, Middlepoint and Van Wert. In 1915 they moved to Toledo permanently. Mr. France was the vice-president of the France Stone Co.

Helen Margaret Foster
("Aitchy" to friends)
10123 Ford Road, Belmont
Perrysburg, Ohio 43551
August 23, 1982

BIOGRAPHY:

FRANCES SIMMONS

When Francis Simmons built his home in Eagle Point Colony in 1924, he had retired from a wholesale food and seed business. He and his wife, Stella, traveled extensively, sometimes on short trips, but often they were away from home a year at a time. For example, they spent the year 1925-26 in Europe where they had gone to enroll their children in private boarding schools. That school-year Karl and Helen Hoke lived in the Simmons home. Mr. Hoke, a prominent architect, was supervising construction of the E. Harrie France English Cotswald castle, plans for which he had drawn. The homes are located in adjacent areas, so this arrangement was helpful for both the Hokes and the Simmons, also a delightful convenience, for Mrs. Helen Hoke and Mrs. Ethel France are sisters.

The Francis Simmons home is built in Italian-Mediterranean style. Its exterior is stucco. Semi-attached columns with scrolls, called pilasters, decorate the entry and enhance the medieval-like oak door with its massive lock. The interior has twenty-three rooms and six fireplaces of various sizes and construction. The attractive entry, foyer and dining room are accented with glazed Italian ceramic tile flooring and wrought iron sconces and chandeliers. The present dining room is furnished with the dining furniture of Edward Drummond Libby. Walnut paneling predominates the spacious downstairs. An enormous screened-in porch dominates the back portion of the house and yields an impressive view of the Maumee River.

There is an entire servant wing and an ample butler's pantry and service kitchen, evidence that the Simmons enjoyed a luxurious style of living.

Plans are now being formulated to have the Simmons home and other historic Eagle Point Colony homes recognized nationally in the National Register of Historic Places.

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An interview with Karl and Helen Hoke
133 Eagle Point Drive
Bend of the River Magazine,
Vol. 10, No. 10 September 1982

A real switch:

In the beginning the Eagle Point Realty Co. was organized to develop the lots of Eagle Point Colony and to guide its development by establishing a Code of Restrictions to insure the building of homes of character.

Francis W., Simmons submitted residence plans drawn up by architect George B. Rheinfrank. The posture of his home to be erected appears in an original 1916 Eagle Point Realty Co. brochure. The very large garage section with servants' quarters above was built first, and the Simmons family lived in it temporarily. However, they changed their ideas about house plans. The garage was moved to 45 Park Drive in the Colony where it was remodeled into a lovely home, and the Simmons built the Italian-Mediterranean style home as it appears today.

EXCERPTS FROM THE DIARY OF THOMAS H. WALBRIDGE:

June 13, 1982.

Dr. & Mrs. David Merrell
285 Riverside Drive
Rossford, Ohio 43460

Dear Dr. & Mrs. Merrell:

Katharine and I would like to again thank you for the kindness you showed to us by showing us around THIRWAL while we were in Toledo last week.

As we said at the time, the house was built by Mrs. Lampton's parents, THomas H. & IRma WALbridge from whence came the name.

Going through Mr. Walbridge's diary I find that his company, the Walbridge Building Co. was involved with the Ricaby Realty Co. in developing the Eagle Point Colony. In October of 1920 there is an entry that the family picnicked on their lot in Eagle Point and in February of 1921 several entries about having Carl Becker, the architect drawing plans, making changes hiring bricklayers, plumbers, etc. It was not until February 2, 1922 that this entry was made, "Irma and I were at the house all afternoon - she has the upstairs all ready for us to sleep there." February 4, 1922 - "Irma and I went to the Point and decided not to move until Monday as the stairs need another coat of varnish." February 6, 1922 - "Had a van in the afternoon and brought over the balance of our furniture and we slept in the new house and ate supper there."

Mrs. Lampton has succeeded in finding the enclosed pictures of the house. As I mentioned to you there was a long formal garden with perennial borders and a pergola at the foot of the garden.

Hope this information will be of interest to you. When you have finished with the pictures we would appreciate their return.

Sincerely yours,
Robert K. Lampton

January 4, 1921: Paid $130.00 on Eagle Point Lot.

February 12, 1921: I looked at the house plans both in the morning and in the afternoon with Carl Beckers making many changes of sizes and details.

February 14, 1921: Spent the afternoon at Beckers and finished the changes. Saw Sutton the bricklayer and he will come for me this season.

February 16, 1921: Becker finished the changes on the house plans and I ordered prints made.

February 18, 1921: Went over the plans with Goldstein and he will figure the steel and concrete work.

February 21, 1921: Decided to put the laundry under the kitchen and changed the plans today.

February 22, 1921: Spent the morning with Becker making changes.

February 24, 1921: I went over the matter of composition floors with Bennett and Cameron and I laid out the plumbing, heating and drainage in the evening.

February 28, 1921: Talked with Gillette about the wiring and fixtures for the house.

March 2, 1921: Talked with Rudolph and Chas. Sutton about commencing on the house this month.

March 3, 1921: Told Becker to finish the basement plans so I could get bids for excavating.

March 4, 1921: Cameron had made a complete plan of the plumbing.

March 8, 1921: Let the grading at $0.50 per square yard.

March 9, 1921: Sam Davis quoted prices on brick and hollow tile.

March 10, 1921: Let the contractor for the steel and concrete work. Rudolph hired another carpenter. Let the wiring to the Lucas Electricity Co.

March 15, 1921: Ordered a car of broken stone from Sam Davis at $3.80 per ton.

March 18, 1921: Ordered sand at $3.60, cement at $1.10 per sack, 4" tile at $60.00. The engineer and I staked out the house.

March 19, 1921: Bought 4000 8" x 12" x 12" tile for $800.00 delivered. Becker has the plans finished and I got a full set of blue prints of the floor plans.

...and on and on until sometime in December 1922.

LANDSCAPE ARTIST IN AMERICA - THE LIFE AND WORK OF JENS JENSEN

BY: LEONARD K. EATON PP.198-210
CHICAGO: UNIVERSITY OF CHICAGO PRESS, 1964

Oren E. Keller Plate Rossford, Ohio (1941)
261 Riverside Drive

As a young woman in Chicago Mrs. Oren E. Keller knew Jensen and had worked briefly in his studio. When she and her husband built their house just outside Toledo, she naturally thought , though with much diffidence, of asking him to do the landscaping. Somehow to her surprise, he accepted, looked the ground over, and forthwith drew a plan. Over the next few years Mrs. Keller carried it out faithfully; fortunately the place was small enough (2.5 acres) for her to act as her own foreman easily, and she certainly benefited by yearly visits from Jensen himself until the end of his life. When they learned that they shared the same birthday, Jensen, who was an extremely social individual and loved a good time, appears to have enjoyed these occasions immensely.

The Keller place, then, may be said to reflect the ideas of Jens Jensen with great fidelity. Since his death the only addition to it of any consequence is the wooden bench, which acts as a kind of viewing platform for the garden, The estate is particularly interesting because it uses many of Jensen's best motifs at miniature scale, The "prairie river" of Humboldt Park is here, reduced to a trickling brook; the meandering paths of the Ryerson place are here, not so extended, but nonetheless exceedingly effective; most important of all, the superb spatial control which characterized Jensen at every stage of his career, is here, forming the remarkable bowl in front of the house. As in the Gill and Aldrich places, the beholder feels a real luxuriance of space, and yet the results are stunning. In aesthetic quality the Keller place far surpasses many larger and showier estates; its unassuming elegance is truly Danish, and in its air of peace and calm it recalls the tranquillity of the Danish countryside, Its plant materials and its coloristic effects in fall and spring are, however, wholly American. It is a true blend of the Old World and the New.

We lived in Ravinia, Illinois, in the days when Jens Jensen had his studio there. One day I plucked up enough courage to knock at the door and ask if I might come and study with him. After some questioning he said, "Furnish your own pencil and pad of paper and come."

The first day he gave me the specifications for a planting I was to design. Not having had any training in the field I agonized over the assignment.

When I took my plan to the studio the fireplace glowed and, beyond the big window, the serenity of a deep ravine reproved my disquiet. Pointing to the border of alyssum which edged the flower garden I had planned, "Just like a woman," Mr. Jensen exploded, as he paced back and forth, "she always wants to put a ruffle on every thing." Then, still pacing, he gave me a liberal education in Mass, Color and Texture.

We moved to Rossford, Ohio, and eventually bought two acres of ground. The house was built on a ledge cut into a hillside and with a sloping hill before it ending in a meadow through which ran a small stream.

By this time Mr. Jensen had left Ravinia and his profession, to found a school at Ellison Bay, Wisconsin. Knowing of the many great estates which he had landscaped, when I wrote him I said, "Probably I am a cat looking at a king; but we crave to have you do the planning for our home." And this was the only bill we received. After a thorough inspection of our two acres the verdict was, "I may in time forget your face; but never this ground." Now, twenty-six years later, I am fully aware of his genius in ministering to the human spirit through an infallible sense of Nature's essence.

The plan sent to me was merely an outline, with areas labelled, for instance, "Maple, Wild Plum, Sumac, and Native Dogwood" and the placing of them left to me. Each September for 12 seasons Mr. Jensen came to celebrate our common birthday and see what progress had been made: each year he was satisfied. The wild flower garden by the stream in the ravine delighted him. It was one of his dreams come true.

The time came when he could no longer travel and my husband and I visited him. In his nineties, still immaculately groomed, still observing Nature with his piercing blue eyes, still sharing the inner radiance of his spirit he made our meetings memorable. When once I asked him, "Do you ever regret having left your profession to found The Clearing?" he replied. "No, for it is here that I have fulfilled myself."

Mrs. Oren E. Keller,
letter to the author,
July 12, 1963

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"It will be interesting for you to note the changes that will take place as things now in youth grow into maturity. It is really first in maturity that life is most beautiful, when it has run its journey and speaks its story complete."

- Jens Jensen

letter to Edsel B. Ford,
December 10, 1930
Jens Jensen 1860-1951

Picturesque Eagle Point Colony
One of the Most Beautiful Spots in the Maumee Valley

Symbol of the George B. Ricaby Realty Company
on the Plat of Eagle Point Colony

Virginia Claine

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